

# NONCOMPLIANCE

## 5.1 Types of Noncompliance

**L**IHTC noncompliance may be defined as a period of time the development, specific building, or unit has failed to follow proper procedures. These procedures may be IRS Section 42 requirements, HUD certification procedures or HCDCH regulatory requirements. Noncompliance can lead to recapture of tax credits for a given period of time.

Most noncompliance issues as identified by IRS definitions may be found on the IRS Form 8823 Low-Income Housing Agencies Report of Noncompliance [Section 20]. In general, noncompliance issues can occur for:

- Inadequate certification documents
- Failure to obtain and retain proper income verifications
- Missing signatures
- Late certifications or certification signature dates
- Lease issues, i.e., not signed, late, or no 6 month term
- Failure to re-certify by the Certification anniversary date
- Major violations of health and safety
- A pattern of minor physical condition violations
- Failure to submit year-end documentation on time
- Failure to respond to requests for additional information
- Incomplete record-keeping
- Failure to properly identify full time students
- Failure to maintain and update utility allowance documentation
- Charging unrestricted rents
- Failure to maintain the minimum set-aside
- Any change in the applicable fraction or eligible basis that results in a decrease in the qualified basis
- Housing a non-eligible tenant

*A compliance checklist*

## Recapture

- Failure to satisfy Special Needs or Additional Low-Income Housing Set-Asides
- Failure to use the HCDCH designated documentation and forms
- An ownership interest is disposed of

*This list is representative and not meant to be all-inclusive.*

**5.2 Recapture of Tax Credits**

The most serious action the IRS can take against an ownership is the recapture of credits previously claimed. Only the IRS determines this course of action. Consequences to issues of reported noncompliance are not governed by the monitoring agency. If the owner discovers at any time that credits were claimed in error, miscalculated, or the basis was incorrectly listed, IRS Form 8611 may be submitted to voluntarily recapture credits.

## Owner Liability

**5.3 Liability**

**Compliance with the regulatory requirements of Section 42 is the responsibility of the owner(s) of the building for which credit is allowable. HCDCH's obligation to monitor for compliance and report any issues of noncompliance with Section 42 regulations to the IRS does not make HCDCH liable for an owner's noncompliance [Section 11, R-59].**